

**LAND BOARD AGENDA ITEM**

**October 18th, 2010**

**FINAL APPROVAL FOR SALE OF LAND BANKING PARCEL # 577  
POWELL COUNTY**

<b>Seller:</b>	State of Montana, Department of Natural Resources and Conservation
<b>Nominators:</b>	Parcel 577 – Lessee, Burnt Hollow Ranch LLC
<b>Location:</b>	Parcel 577 – Three and one half miles southeast of Deer Lodge.
<b>Property Characteristics:</b>	Parcel 577 - Livestock grazing is the principal land use. The parcel is considered below average in productivity, at .22 AUMs per acre, and generates less than average income from grazing.
<b>Access:</b>	Parcel 577 – Our research indicates Burnt Hollow Road, southeast of Deer Lodge in Powell County, would provide access to the northeast corner of Land Banking parcel 577. Burnt Hollow Road is gated and locked at the Northwest corner of Section 13, T7N-R9W, restricting public access beyond that point. A Powell County Attorney's opinion dated October 28, 1993 clarifies that the road was not previously abandoned by action of the County Commissioners, and is therefore still legally a county road. There is no record of any action taken by the Powell County Commissioners to abandon the road since October 28 <sup>th</sup> , 1993. Based on review of records in the Powell County Clerk and Records Office, this parcel is considered non-isolated.

**Cultural/Paleontological Resources:**

The state parcel nominated for sale (Lots 1 & 2, E2NW4, and the NE4, Section 30, T7N R8W) was inventoried to Class III standards for cultural and paleontological resources. Although no fossil resources were identified, rock dumps associated with past placer mining activity occur on the tract and will be formally recorded. It should be noted that neither Judith River nor Hell Creek geological formations occur on or beneath the ground surface of the subject state tract.

## Background:

In March 2010, the Board approved this parcel to continue through the Land Banking sale evaluation process. In July 2010 the Board set the minimum bid at the appraised value with access as follows:

Sale #	Acres	Legal	Minimum Bid	Price / Acre	Beneficiary
577	316	Lots 1, 2, E1/2NW1/4, and NE1/4; Section 30, T7N-R8W	\$395,000	\$1,250	Common Schools

**Total Sale Price: \$395,000**

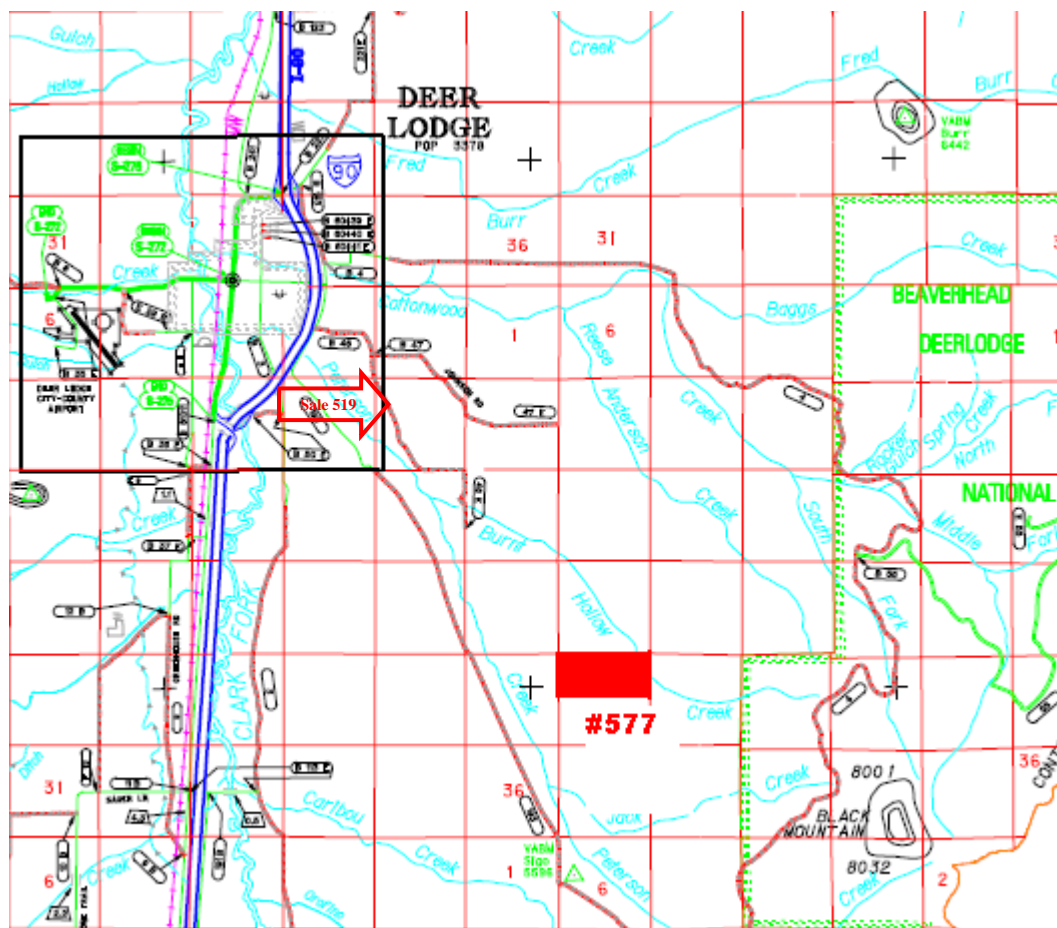
## Sale Price:

This parcel was sold at public auction on September 8, 2010. The parcel had only one bidder, and was sold for the minimum bid amount listed above. The total for the above sale is \$ 395,000.

## Recommendation:

The Director recommends final approval of Land Banking Sale #577 for the purchase price listed above. The sales will be closed within 30 days of approval.

## Powell County Land Banking Parcel #577



**Sale #577**

